

## CHART FOR LOWER RENT STARTS BIG CAMPAIGN

Builders Must House in Suburbs Next Year 500,000.

MASSSES TO LEAVE CITY

Relief Comes Just in Time from New Tunnels Under the Rivers.

New houses for half a million persons must be built in the suburbs during the coming year.

Medical transformations in population centres are imminent. It is believed that Manhattan will lose population in 1908 instead of making its usual gains. In that event the suburbs must house the normal increase of metropolitan people, which is from 20,000 to 30,000, and the additional 20,000 or more who will leave old Manhattan residential districts.

From the under-river rapid transit tunnels will come the new prestige of the suburbs as home centres. Three great roads which are to open the wide some lands of Brooklyn, Queens and New Jersey are expected to be open for regular passenger traffic in January. The McAdoo tunnels to New Jersey will be opened formally on March 7, according to last week's agreement between President McAdoo and the Public Utilities Commission. The tunnels will bring nearly 300,000 acres of residential territory within the quick transit zone of the metropolis.

That the tunnels will start the greatest building boom the world has seen is the opinion in real estate circles. Those who study the situation say that everything is ripe for a complete readjustment of New York's home districts. With it will go an equally radical change in manner of living, for thousands of families will be able to leave crowded Manhattan and go to homes in small private dwellings through the suburbs. The new homes will be as near the old Manhattan business centres as are their present slumhouse domiciles.

People Demand Lower Rent.

Not only will there be no time lost in transit between home and business by the change, but rents will be cheaper, living expenses will be reduced generally and homes will be better. Those considerations, combined with the splendid service which is expected from the new rapid transit roads, will be the factors to force the population readjustment. People in great numbers will see the advantages of homes in the new rapid transit suburbs and their own conceptions of economies will do the rest.

The great rent strike which began on the lower east side this week shows the eagerness of the people to get cheaper homes. Nearly 20,000 families have joined to fight the greed of landlords. Wholesale evictions are threatened. It is probable that the 15,000 more people cannot and the cheap rents which they seek in Manhattan. They will be the first to look for relief through the new under-river tunnels to the suburbs.

Builders are preparing for the great campaign in all quarters of the metropolitan territory. To house the 500,000 persons who will want homes in the outside express lines there must be new flat houses for 300,000 and new dwellings for 200,000. The last year saw suburban construction during the year will reach 200,000, and possibly 250,000. The last year saw suburban construction during the year will reach 200,000, and possibly 250,000.

Ripe for Big Campaign. On this account the year produced an undergrowth of new homes. Large unmet demands exist in all parts of the suburban territory. Small dwellings of the one-family and two-family type are wanted everywhere. At least 500,000,000 of construction of residential structures has been deferred because the money market has not been favorable. All of that work, with the new work which is accumulating in response to increasing population, will be undertaken just as soon as the financial situation shall show improvement.

Even if financial conditions should not grow more favorable immediately, it is calculated that actual demands from increasing population will maintain a fairly steady building campaign in all of the new home suburbs during the year. It would be an investment movement entirely. But the inflow of a large stream of money on easy terms would arouse speculative builders into desperate activity.

They are ready to build houses for more than 500,000 people during the year. They are ready to build houses for more than 500,000 people during the year. They are ready to build houses for more than 500,000 people during the year. They are ready to build houses for more than 500,000 people during the year.

Land operations in Brooklyn indicate that the bulk of immediate population overflow is turned that way. Brooklyn land prices are discounting improvements with flat and small dwellings. It is estimated that at least 20,000 of the new population overflow will be housed in that borough.

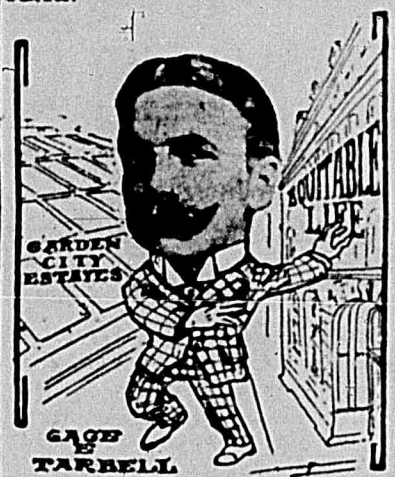
## Rich Widower Who Eloped at 86 and His Young Bride



Mr. and Mrs. JAMES MCBRIDE.

## GAGE E. TARBELL LEFT INSURANCE FOR REAL ESTATE.

Formerly Vice-President and Manager of Agencies of the Equitable Life. He is now the head of Garden City Estates, and a leading suburban home builder.



ture in Manhattan. Those who leave Manhattan to find homes in purely suburban localities are forced to go to the far limits of the Bronx, beyond the rapidly expanding farmhouse zone, else they must leave the north-and-south line of travel and seek home sites to be opened by the new east and west tunnels under the rivers.

In Queens and in New Jersey, both the builder and the land operator have a year field. Land prices have not gone as high but that a large inflow of population would tend to put them much higher. Indeed, a comparison of land prices in those sections, with the prices ruling at an equal distance in point of transit time through Manhattan, Bronx and many parts of Brooklyn shows that any strong demand for homes from a sudden overflow of population would cause substantial rises in the prices of building lots.

While the year's builders are planning to monopolize the field in Brooklyn and the Bronx, it is evident that home building and land speculation will go hand in hand over the best parts of Queens and New Jersey. Large promoting companies are getting ready to add building franchises to their existing forces. Many vacant tracts which were sold last year to masses of individual buyers will become this year the scenes of lively building campaigns.

## CARS RUN IN HUDSON TUBE.

Test Made by Company's Officials Proves to Be Successful.

The first test cars in the McAdoo tunnel from Hoboken to Manhattan were made privately yesterday in the north end of the double-tube tunnel. The Hoboken terminus is the Lackawanna Railroad depot, and the Manhattan end is at Morton street.

Steel cars were operated and the tests were entirely successful. Mr. McAdoo and a number of officials and journalists interested in the venture were aboard the cars which were sent back and forth from Manhattan to Hoboken.

\$250. Reward A reward of Two Hundred and Fifty Dollars will be paid for the arrest and conviction of any junk dealer or other person guilty, under the provisions of Section 550 of the Penal Code of the State of New York, of criminally receiving any property belonging to this company. NEW YORK TELEPHONE CO. 15 Day St., New York. JOHN H. CAHILL, 2d Vice-President. May 1, 1902.

## DODGE FAMILY REUNION AND GET MARRIED

Rich "Uncle Jim" McBride, 86, and "Aunt Winnie," Forty Years Younger, Elope.

"Winnie and I are married and having the time of our lives. We are coming back in three months."

Thus James McBride, a wealthy retired dairyman, eighty-six years old, broke the news of his elopement with Miss Winifred O'Donnell, forty years his junior, to his astounded relatives. It was in a postal card from the Mayhurst Hotel, Colorado Springs, where the couple now are.

Mr. McBride was a friend of his bride's father, and has known her ever since she was a baby. After their return from a three months' honeymoon Mr. and Mrs. McBride will live at No. 189 Cooper avenue, Englewood, where the bridegroom had led the lonely life of a widower for twenty-three years.

The elopement was carefully planned and the first evidence of it came to Mr. McBride's relatives in the form of a small box, such as might be used for a wedding ring, which a hack driver found on the floor of his vehicle after he had driven Mr. McBride over to Jersey City and back to the Grand Central Station.

## ODDITIES IN THE NEWS ALL OVER THE WORLD

Short Stories of Unusual Happenings and Singular Experiences Picked Out of the Chronicles of the Day.

Thomas Sachs drew four aces in a poker game at Cleveland, O., and died. It was a twenty-five cent limit game. There was \$2.75 in the pot. Sachs had been playing in hard luck when he caught the quartet of big ones. As he looked at the last one he dropped dead of heart disease.

HER ARM BROKEN BY GOWN, DANCING. While dancing at Springfield, Mass., Miss Edith Bodman, tripped on the train of her dress.

CIVIL WAR GIANT, 8 FEET TALL, DEAD. Isaac Herring, the tallest man in Michigan, died at Gladstone, that State, last night. He was eight feet in height.

TERRIER PUP ATE BLADE OF RAZOR. Michael Kaneely, of Stamford, Conn., Chairman of the Republican Central Committee, owns a wire-haired fox terrier pup which prefers hair-brushes to meat, and will eat a sock in preference to japping milk.

CHICAGO SALOON WINS. CHICAGO, Dec. 28.—Thomas Chambliss, the first saloonkeeper to be indicted on trial for violation of the Chicago Sunday Closing law, was yesterday found not guilty.

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- Baritone Solos by Albert Campbell.
- 1.—Take Me With You in Your Dreams (R. Ball).
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- Violin Solos by Harold Eisenberg.
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